



## **Agenda for Meeting 16-2015**

### **CITY OF ROCKVILLE PLANNING COMMISSION**

Don Hadley, Chair

Anne Goodman	Charles Littlefield
David Hill	Gail Sherman
Jack Leiderman	John Tyner, II

**Wednesday, September 9, 2015  
7:00 p.m. Mayor and Council Chamber  
City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison  
Marcy Waxman, Senior Assistant City Attorney

*Planning Commission Agenda and Staff Reports online:*  
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

#### **I. ANNEXATION PUBLIC HEARING AND RECOMMENDATION**

**Annexation Petition ANX2015-00145, 355 Partners LLC and Frederick Road LLC** - A public hearing to review the annexation plan associated with the annexation petition for property located at 15931 Frederick Road. Planner: Brian Wilson, AICP, 240-314-8227

#### **II. PROJECT PLAN BRIEFING**

**Briefing on Project Plan Application PJT2015-00005**, 500 W. Montgomery Avenue, the applicant (JNP Chestnut Lodge LLC) will brief the Planning Commission on their proposal to amend previously approved Planned Residential Unit Exploratory Application PRU2005-00022. Planner: Nicole Walters 240-314-8215.

#### **III. REVIEW and ACTION**

**A. Waiver Application WAV2015-00009**, Washington Real Estate Fund, LLC c/o Cheng Tu - a request to reduce the number of required vehicular parking spaces for a proposed restaurant use. The subject property is located at 300 North Washington Street and zoned MXCD (Mixed Use Corridor District). Planner: Bobby Ray, AICP, 240-314-8228

- B. Zoning Text Amendment TXT2016-00243** to make technical corrections, revisions, and clarifications throughout the zoning ordinance. The proposed revisions include the following: Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council. Zoning Administrator, Deane Mellander, 240-314-8224.

**IV. COMMISSION ITEMS**

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes – June 10<sup>th</sup> Meeting 11-2015, June 24<sup>th</sup> Meeting 12-2015
- E.** FYI Correspondence

**V. ADJOURN**

## **HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS**

### **I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS**

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

*Note: The Planning Commission may ask questions of any party at any time during the proceedings.*

### **II. PLANNING COMMISSION BROADCAST SCHEDULE**

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)  
Sundays at 7:00 pm  
Mondays, Thursdays and Saturdays at 1:00 pm  
Saturdays and Sundays at 12:00 am (midnight)

**III.** Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

### **IV. FUTURE MEETING DATES**

September 30, 2015  
October 14, 2015  
October 28, 2015  
November 18, 2015

### **V. NEW DEVELOPMENT APPLICATIONS**

For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).  
Applications filed since August 5, 2015:

**STP2016-00267-** 15931 Frederick Road for the development of a six to seven story 425 multi-family unit with above ground parking.

### **VI. ADDITIONAL INFORMATION RESOURCES**

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds)

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.